

- Produce no electromagnetic radiation or radioactive emission injurious to human beings, animals or vegetation, except under controlled operations being conducted observing standards or methods or operation established by the Nuclear Regulatory Commission. Electromagnetic radiation or radioactive emissions shall not be of an intensity that interferes with the use of any other property
- Do not engage in the production or storage of any material designed for use as an explosive, nor in the use of such material in production
- Are conducted within a completely enclosed building except as otherwise may be provided by the Planning Commission
- Indicate that all industrial uses shall use only gas, electricity, or preheated oil as a fuel; provided, however, that oil-burning equipment may be installed for stand-by emergency use only

## OTHER REQUIREMENTS?

For answers to other questions on topics such as parking, public improvement and architectural requirements, you may contact the Planning Department.



## City of Milpitas

City of Milpitas  
Planning Division  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

Phone: 408-586-3279

Fax: 408-586-3293

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## PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

## MP ZONING DISTRICT (INDUSTRIAL PARK)

PHONE: 408-586-3279

FAX: 408-586-3293

City of Milpitas

## WHAT IS A MP ZONE?

The Industrial Park Zone is intended to accommodate a limited group of research, professional, packaging and distribution facilities and uses situated in a park-like setting.

## HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor's Parcel Number (APN number (if available))

## WHAT ARE THE PERMITTED USES IN THE MP ZONE?

The following uses are permitted in a MP Zone:

- Professional offices
- Distribution and storage facilities
- Medical and dental offices, clinics and laboratories when found necessary to serve and appropriate to the industrial area
- Plants and facilities for the research and development, assembly, packaging and distribution of previously prepared material or products
- Financial institutions and offices
- Other research, packaging, distribution or professional use determined by the Planning Commission to be of the same general character as the above permitted uses and not in conflict with the purpose and intent of the MP zone

## EXAMPLES OF IMPROPER MP USES

- Retail and heavy manufacturing uses

\*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Milpitas Planning Department for further information.

## IS THERE A MINIMUM LOT SIZE REQUIREMENT?

No, there is no minimum lot area requirement in the MP zone.

## IS THERE A MINIMUM LOT WIDTH REQUIREMENT?

100'.

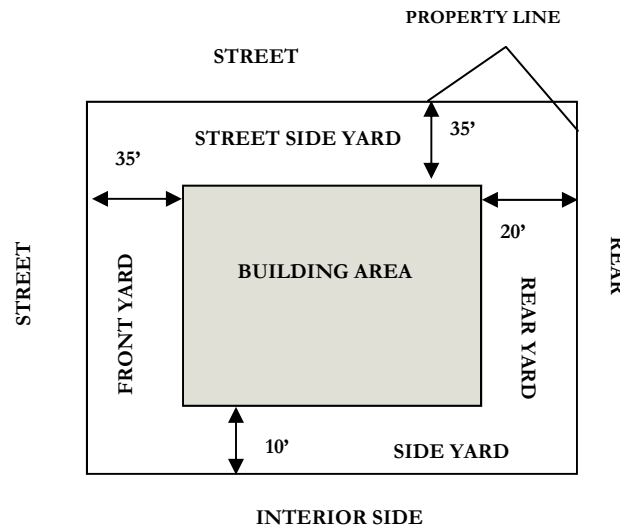
## WHAT ARE THE MINIMUM SETBACK REQUIREMENTS?

Front ..... 35'

Side ..... 10' for interior side yard and 35' for street side yard of corner lots

Rear ..... 20'

## EXAMPLE ILLUSTRATION OF SETBACKS FOR A MP ZONED LOT:



## WHAT IS THE MAXIMUM HEIGHT REQUIREMENT FOR BUILDING IN THE MP ZONE?

No specific limitation in the MP zone, however, 3 stories or thirty-five (35) feet in height may be allowed provided any such excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated and with Planning Commission approval.

## WHAT IS THE MAXIMUM LOT COVERAGE ALLOWED?

You may cover up to 50% of your lot.

## WHAT ARE THE LANDSCAPING REQUIREMENTS?

Landscaping is required for the front yard area and street side yard area.

## WHAT ARE THE GENERAL STANDARDS FOR ALL USES?

- Emit no obnoxious, toxic or corrosive fumes or gases
- Emit no odors perceptible at the property line
- Emit no smoke
- Discharge into the air no dust or other particular matter created by any industrial operations or emanating from any products stored prior or subsequent to processing
- Produce no heat or glare perceptible beyond the lot boundaries
- Utilize all lighting in a manner which produces no glare on public streets or on any other parcel
- Produce no physical vibrations perceptible at or beyond the lot boundaries
- Produce no electromagnetic radiation or radioactive emission injurious to human beings, animals or vegetation, except under controlled operations being conducted observing standards or methods of operation established by the Nuclear Regulatory Commission. Electromagnetic radiation or radioactive emissions shall not be of an intensity that interferes with the use of any other property